



Historic District Commission

Meeting Minutes

03/21/2023

Regular Meeting, 7:00 P.M.

Via Zoom

1. **Call to Order:** Chairman Peggy Adler called the meeting to order at 7:00 PM
2. **Members Present:** Peggy Adler, Dennis Parker, Mark Giaconia, Maureen Wellman, Rich Geer, Jake Clinton, Terry Clark, Barbara Gibson
3. **Seating of Alternate in Full Seat if Vacant:** None needed
4. **Visitors/Public Comment:** none
5. **Approval of Minutes: 02/21/2023:** Rich made a motion to approve the minutes as written. Dennis seconded and they were unanimously approved
6. **Correspondence:** none
7. **Status of some of Clinton's Historic Buildings/Properties of Concern to HDC:**
 - a. 92 East Main (Kelsey House) – no new info
 - b. 101 East Main – Blight cleaned up; house deteriorating
 - c. 159 East Main (1720 House) – no further construction, apartments being rented
 - d. 89 East Main (in front of the memory care facility) – No new info
 - e. 69 Waterside Lane – no further information. Maureen requested that this house be removed from the status list. The rest of the commission members disagreed - so it will remain on HDC's "Properties of concern" list.
 - f. 109 East Main was sold by the Joe and Ginny Kabe to Edwin Ahlberg, an antique dealer. He is restoring the building's interior and when done, will be open for business.
 - g. 22 High Street has been sold and the property is being cleaned up.
 - h. Sections of the picket fence at 39 Waterside Lane were recently observed as having been removed. Why?

8. HDC Certificate of Recognition for Historic Property Restoration Program:

A. Criteria: Must have been in a state of deterioration or inappropriate modernization and then restored;

B. Already Selected/Recognized:

- 109 East Main Street (FY 2021 -2022) > SOLD 2/6/2023
- 148 Old Post Road (FY 2021 -2022)
- 5 Liberty Street (FY 2021 – 2022)
- 44 Waterside Lane (FY 2021 – 2022)

C. Potential Candidates:

- 17 Waterside Lane (Kabe’s house) (for consideration FY 2022/23)
- 63 East Main (Stanton House - for consideration when completed)
- 92 East Main (Josiah Kelsey House – for consideration when completed)
- 125 East Main (for consideration when completed)
- 129 East Main (for consideration when completed)
- 63 Pratt Road (for consideration when completed)
- 142 Commerce Street (for consideration when completed)

Honorable Mention for restorations that use modern materials, such as vinyl siding. Recognition in the press, but no photo hung on the wall at Andrews. Perhaps this might encourage more folks to repair/restore their antique property. Two current examples are 151 East Main and the former multi-color house.

- 151 East Main (Cited in 2022)
- 159 East Main (for consideration when finished)
- 138 East Main (2nd one cited; cited in 2023) Rich Geer will take the photo for the press release.

9. Expand the LGHD by adding 18 Liberty Street. (nothing new expected until 2023+)

10. Clinton Historic District Signage (Update):

> CLFRF/ARPA Funding Requests: Second round still to be decided by Town Council

11. Commerce Street/Leffingwell as a National Register District: consultant’s work ongoing. The boundary may be Commerce Street alone, as so far, the consultant has found only one house on Leffingwell that can be authenticated as having been built from a Sears kit.

12. “Clinton Events” (2th quarter – 138 East Main, Honorable Mention) Rich Geer will take a photo for the press release.

13. Old Business:

- **Update on Submission of HDCs Preservation Restoration Program to Preservation CT competition.** A letter was received notifying us that HDC's application did not win the award.
- **HDC refer Waterside Lane to P&Z for creation of a Village District:** Rich Geer made a motion that HDC recommend to P&Z that they make Waterside Lane a Village District. Terry Clark seconded. Peggy Adler, Barbara Gibson, Mark Giaconia, Rich Geer, Terry Clark and Jake Clinton voted in favor of the motion. Maureen Wellman voted in opposition to the motion. Dennis Parker abstained.
- **Decorated Street Utility Boxes:** Terry will continue to investigate which companies own the boxes and how to go about requesting permission to paint the boxes decoratively or have appropriate plantings put into place to diminish their visibility. Maureen challenged why we would even care about these utility boxes, stating the HDC's mission is solely historic preservation. It was pointed out to her that these boxes are an eye sore; are all in historic districts; and would improve the streetscape if they were appropriate, in appearance, to the historic context.
https://www.google.com/search?q=decorated+street+utility+boxes&source=lnms&tbm=isch&sa=X&ved=2ahUKEwjg7J_TgPn5AhVuAzQIHavOCSYQ_AUoAXoECAEQAw&biw=1366&bih=625&dpr=1)

14. New Business: none

15. Executive Session per CGS 1-200(6)(B) Terry made a motion that we move to executive session, seconded by Barbara, all approved. Executive session ended at 7:38 pm

16. Adjournment: Terry moved that the meeting be adjourned, Rich seconded, motion was approved unanimously. Chairman Peggy adjourned the meeting at 7:43 PM.

**Respectfully submitted by,
 Barbara Gibson
 Clerk, Alternate Member**